

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
150-158 WARREN STREET AND 9-11 MORELAND STREET  
IN THE WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Twelfth Baptist Church Inc., has expressed an interest in and has submitted a satisfactory proposal for the development of 150-158 Warren Street and 9-11 Moreland Street in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Twelfth Baptist Church Inc., be and hereby is tentatively designated as Redeveloper of 150-158 Warren Street and 9-11 Moreland Street in the Washington Park Urban Renewal Area subject to:
  - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
  - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
  - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
    - (i) Evidence of the availability of necessary equity funds, as needed; and
    - (ii) Evidence of firm financial commitments from banks or other lending institutions; and



(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule, if applicable.

2. That disposal of 150-158 Warren Street and 9-11 Moreland Street by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





9-11 MORELAND  
150-158 WARREN  
WASHINGTON  
PARK

HORACE  
MANN  
SCHOOL  
FOR  
THE  
DEAF

KEARSARGE

STREET

EMMANUEL  
LUTHERAN  
CHURCH

AVE.

WINTHROP

WARREN

STREET

STREET

WARREN  
SQUARE  
MORELAND

WARREN

150-158 Warren

9-11 Moreland

TWELFTH  
BAPTIST  
CHURCH

CHURCH OF  
GOD & SAINTS  
OF CHRIST

ROCKVILLE

ROCKVILLE



## MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24  
TENTATIVE DESIGNATION OF REDEVELOPER  
9-11 MORELAND STREET  
150-158 WARREN STREET

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The 9-11 Moreland Street, and 150-158 Warren Street were acquired from the City of Boston (Tax Title) for no consideration, and are both located adjacent to the Twelfth Baptist Church in the Washington Park Urban Renewal Area, as shown on the attached map.

The property at 9-11 Moreland Street is presently vacant, and should be put to better use. There is a building located on the parcel at 150-158 Warren Street, which is in need of rehabilitation. The structure was formerly a commercial building.

The Twelfth Baptist Church has submitted acceptable proposals for both the 5,040 square foot Warren Street site and the 10,697 square foot Moreland Street site. The building is to be rehabilitated to house the expanded community programs of the Church, which are a valuable asset to the Community, and the vacant land would be appropriately landscaped for open space and play area.

It is therefore recommended that the Authority tentatively designate the Twelfth Baptist Church as redeveloper of 9-11 Moreland and 150-158 Warren Streets in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

